



Marked Agendas

Approved Minutes

Approved Reports

**The February 4, 2021
Development Review
Board Meeting Agenda and
Minutes can be found at**

<http://www.scottsdaleaz.gov/boards/development-review-board>

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: February 4, 2021
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

7000 E Shea Coffee Shop
30-DR-2020

Request for approval of a site plan, building elevations, and landscape plan for a new coffee shop with drive-through service within an existing shopping center located at the northeast corner E. Shea Boulevard and N. 70th Street.

SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations

Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- Full drive-through canopy and columns integrated into design
- Shaded patio seating areas
- Additional landscaping added to site frontages along E. Shea Boulevard and N. 70th Street
- No public comment received regarding proposal

BACKGROUND

Location: 7000 East Shea Boulevard

Zoning: Central Business (C-2 (C))

Adjacent Uses

North: Two-story shopping center, built in the 1980s, zoned C-2 (C)

East: Parking lot and vacant area within shopping center, zoned C-2 (C)

South: One-story retail store, built in the 1990s, zoned C-2

West: Two-story shopping center, built in the 1980s, zoned C-2 (C)



Property Owner

DPC Companies

Applicant

Danielle Torres, Vertical Design Studios
602-393-5222

Architect/Designer

Harrison French & Associates

Engineer

Cypress Civil

DEVELOPMENT PROPOSAL

The applicant seeks approval to demolish the west half of an existing commercial building to make room for a new 1,900 square foot coffee shop with an associated drive-through and parking improvements. The drive-through begins as two lanes, narrowing to one, wrapping around the west and south side of the building. Drive-through screening is accomplished by site walls and additional proposed landscaping along North 70th Street and East Shea Boulevard.

The proposed building architecture includes a neutral desert color palette and a variety of building materials, including brick, stone, and metal. Design includes shaded patios and a full drive-through canopy and columns. The east half of the remaining building will undergo a façade remodel integrating the same color scheme and roofing material, as well as shaded seating areas along the west elevation facing the new coffee shop. The façade remodel has been reviewed administratively but elevations are included for reference purposes.

Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #15.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the 7000 E Shea Coffee Shop development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS	STAFF CONTACTS
Planning and Development Services Current Planning Services	Katie Posler Planner 480-312-2703 kposler@ScottsdaleAZ.gov

APPROVED BY



Katie Posler, Planner, Report Author

1/21/21

Date



Brad Carr, AICP, LEED-AP, Planning & Development Area Manager
Development Review Board Liaison

1/25/2021

Date

Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov



Randy Grant, Executive Director
Planning, Economic Development, and Tourism
Phone: 480-312-2664 Email: rgrant@scottsdaleaz.gov

1/26/21

Date

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Site Plan
4. Floor Plan
5. Open Space Plan
6. Landscape Plans
7. Building Elevations (black & white)
8. Building Elevations (color) with Material Board
9. Perspectives
10. Building I Elevations (for reference)
11. Electrical Site Plan
12. Exterior Photometrics Plan
13. Exterior Lighting Cutsheets
14. Applicant's Narrative
15. Development Review Board Criteria Analysis
16. Development Information
17. Stipulations / Zoning Ordinance Requirements
18. Zoning Map
19. Neighborhood Notification Map



Context Aerial

30-DR-2020



Close-up Aerial

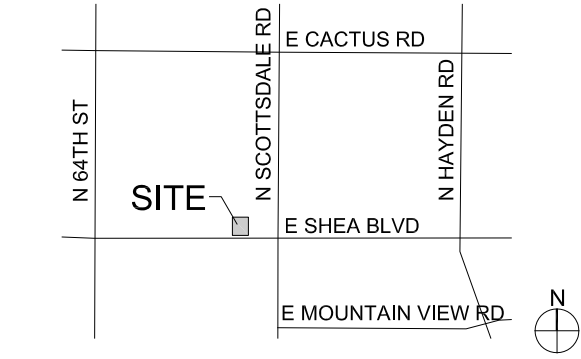
30-DR-2020

PROJECT TEAM

ARCHITECT
VERTICAL DESIGN STUDIOS, LLC.
4650 EAST COTTON CENTER BLVD, SUITE 100
PHOENIX , ARIZONA 85040
PHONE: 602.393.5224
FAX: 602.395.1005
E-MAIL: jgregonis@verticaldesignstudios.com
CONTACT: Justin Gregonis

OWNER
DPC COMPANIES
7800 EAST UNION AVE, SUITE 800
DENVER, COLORADO 80237
PHONE: 303.796.8288
FAX:
E-MAIL: tkill@dpccompanies.com
CONTACT: Tony Kill

VICINITY MAP

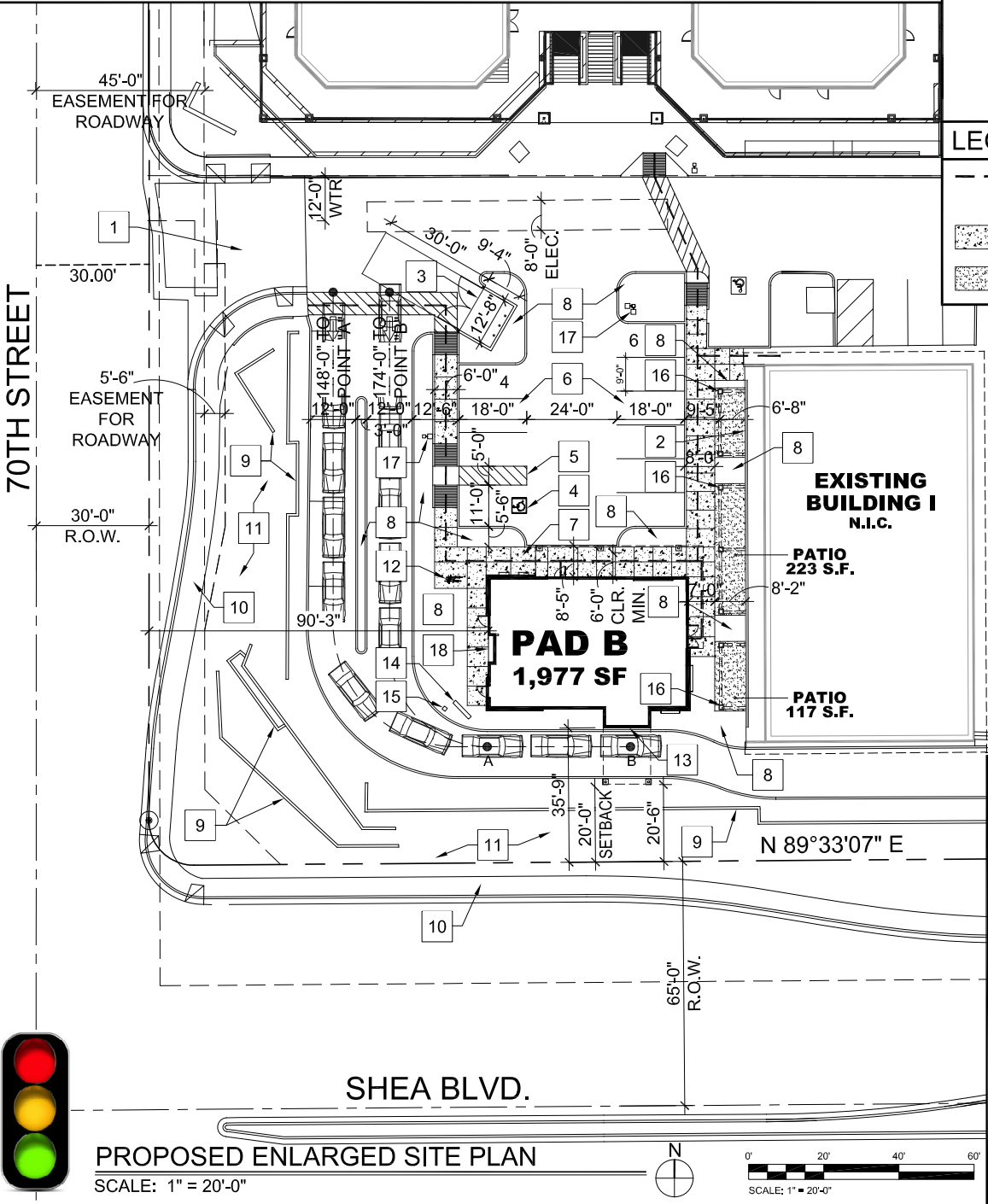


SITE DATA

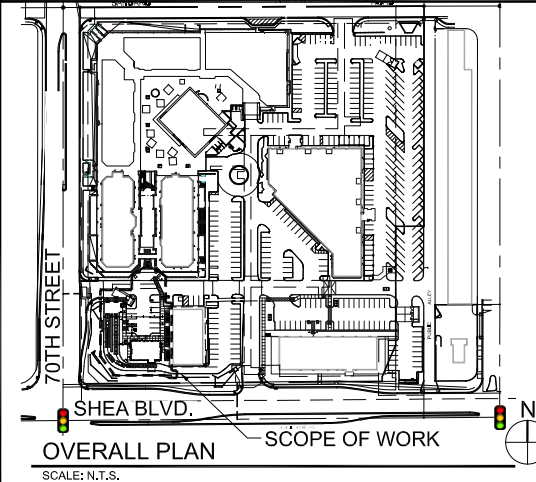
PARCEL NUMBER(S):	175-42-136S	PARKING CALCULATIONS:	
EXISTING ZONING CLASSIFICATION:	C-2, CENTRAL BUSINESS	EXISTING PARKING PROVIDED:	702 SPACES* (32 HC)***
NET OVERALL SITE AREA:	363,647 S.F. (8.35 AC)	PROPOSED PARKING PROVIDED (INCL. PAD B):	707 SPACES (32 HC)
GROSS SITE AREA:	449,131 S.F. (10.31 AC)	REQUIRED PARKING:	486 SPACES** (19 HC.)***
PROPOSED CONSTRUCTION TYPE:	VB W/ A.F.E.S.	*NOTE: EXISTING PARKING NUMBERS BASED ON THE 7000 E. SHEA DRB CASE 16-DR-2016	
PROPOSED USE:	RESTAURANT	**NOTE: REQUIRED PARKING RATIO FOR MIXED USE CENTERS CALCULATED AT 1/300 FOR AN ESTIMATED TOTAL OCCUPYABLE BUILDING SQUARE FOOTAGE OF +/- 145,800 SF:	
PROPOSED PAD B BUILDING AREA:	1,977 S.F.	-BUILDING A/B:	+/- 18,500 SF
PROPOSED PAD B PATIO AREA:	368 S.F.	-BUILDING C/D:	+/- 18,500 SF
PROPOSED PAD B TOTAL:	2,345 S.F.	-BUILDING E:	+/- 12,200 SF
BUILDING HEIGHT ALLOWED:	36'-0"	-BUILDING F:	+/- 7,200 SF
BUILDING HEIGHT PROPOSED:	26'-4"	-BUILDING G:	+/- 7,200 SF
TOTAL QUEUE LENGTH PROVIDED :	322'	-BUILDING H:	+/- 15,600 SF
FAR CALCULATION:		-BUILDING I:	+/- 5,600 SF (EXCLUDING DEMO SF)
LEVEL -0.5 (BUILDINGS C/D):	±18,185 SF	-BUILDING J:	+/- 46,400 SF
LEVEL 0.0 (BUILDINGS J/K/I & PAD B):	±43,071 SF	-BUILDING K:	+/- 12,200 SF
LEVEL 0.5 (BUILDINGS A/B/E/F/H/G):	±62,557 SF	-PAD B:	+/- 2,400 SF
LEVEL 02 (BUILDING J):	±15,000 SF	-TOTAL:	+/- 145,800 SF
TOTAL BUILDING AREA:	±138,813 SF	BICYCLE PARKING:	49 REQ. / 54 PRO.
TOTAL BUILDABLE AREA:	±291,000 SF	(ARTICLE IX -SECTION 9.103 (C) = 1/10 OF REQ)	
PROPOSED FAR:	(±138,813) / (363,647) = 0.38	REFUSE:	8 REQ. / 9 PRO.
ALLOWABLE SITE FAR:	0.8	(DSPM SECTION 2-1.309 TABLE 2-1.311.B. = 1/20,000 SF OF BUILDING SPACE THEREOF)	

LEGEND

- ADA ACCESSIBLE PATH OF TRAVEL
- FIRE HYDRANT
- CONCRETE HARDSCAPE
- COMPACTED DG (OPTIONAL ARTIFICIAL TURF)



OVERALL KEY PLAN



SITE PLAN KEY NOTE TAGS

- # = KEY NOTE TAG
- EXISTING DRIVE ENTRANCE
 - EXISTING MASONRY BUILDING WALL TO REMAIN
 - PROPOSED REFUSE ENCLOSURE PER CITY OF SCOTTSDALE DETAIL NO. 2146-1
 - PROPOSED ADA PARKING STALL (11'-0"x18'-0" TYP.)
 - PROPOSED ADA ACCESS AISLE (5'-0"x18'-0" TYP.)
 - PROPOSED STANDARD PARKING STALL (9'-0"x18'-0" TYP.)
 - PROPOSED HARDSCAPE AREA
 - PROPOSED LANDSCAPED AREA
 - EXISTING SCREEN WALL WITH STUCCO FINISH
 - EXISTING SIDEWALK
 - EXISTING LANDSCAPE AREA
 - PROPOSED BIKE RACK
 - PROPOSED DRIVE THRU WINDOW
 - PROPOSED MENU BOARD
 - PROPOSED SPEAKER BOX
 - PROPOSED TRELLIS FEATURE
 - PROPOSED SITE LIGHT FIXTURE
 - SES - RECESSED INTO BUILDING

PROJECT DESCRIPTION

THIS SUBMITTAL CONTAINS INFORMATION FOR A NEW SINGLE-STORY 1,977 SF COFFEE SHOP WITH DOUBLE DRIVE-THRU IN A REDEVELOPED FORMER SHOPPING CENTER ALONG WITH PARKING LOT IMPROVEMENTS LOCATED AT THE NORTHEAST CORNER OF 70TH STREET AND SHEA BOULEVARD.

APPROVAL STAMPS

APN: 175-42-136Q & 175-42-136P, 175-42-136N & 175-42-136H

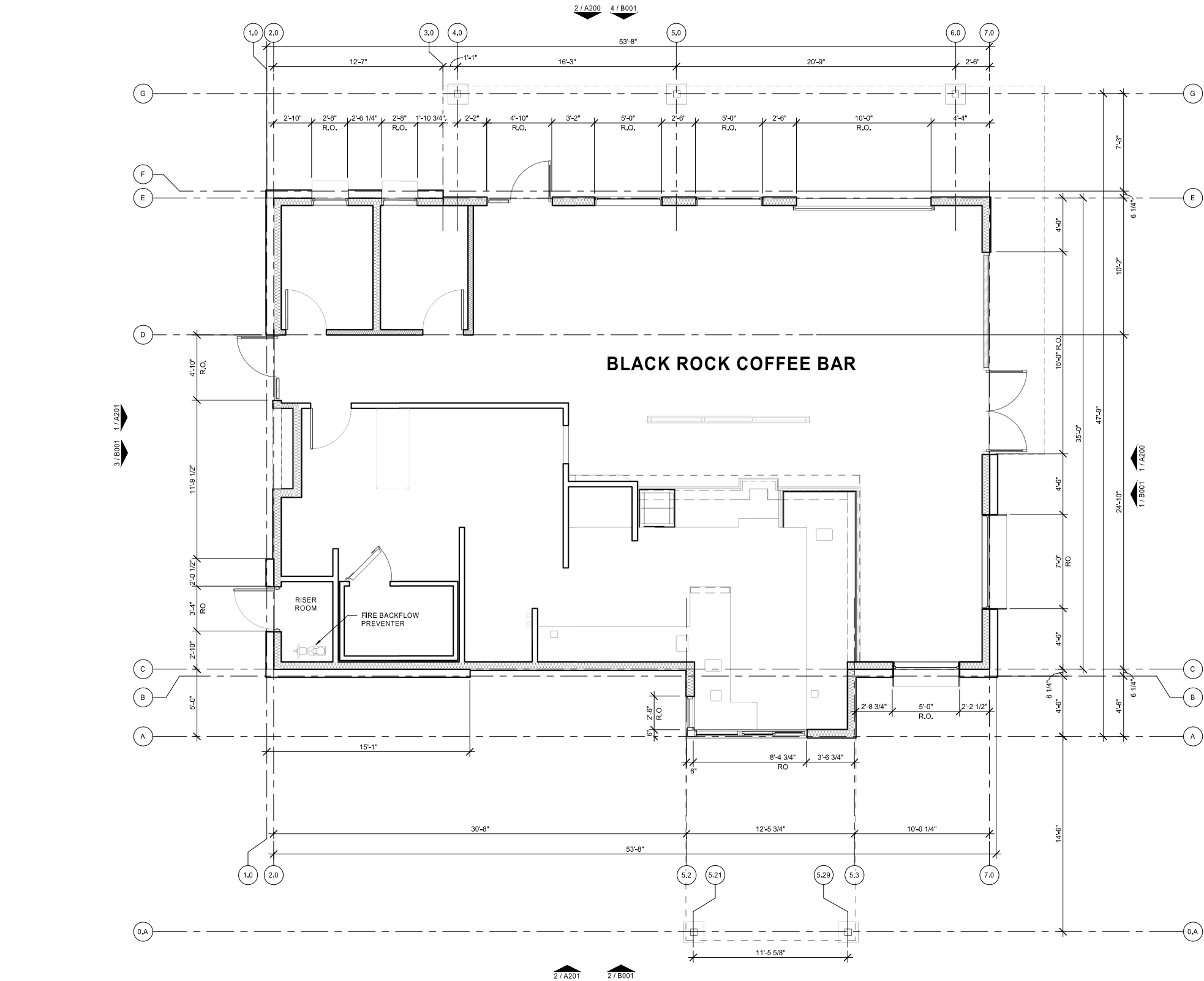


BLACK ROCK COFFEE BAR
7000 EAST SHEA BOULEVARD
SCOTTSDALE, ARIZONA
12.23.2020
ATTACHMENT #3



4650 E. Cotton Center Boulevard Phoenix, AZ 85040
602.395.1000 www.verticaldesignstudios.com

1/20/2021 1:55:59 PM
C:\Users\hfranklin\Documents\2020\New Projects\2020-10000_BRC_Scottsdale_AZ_Arm_v02_dwg.hrx\dwg\10000_FLOOR PLAN



1 FLOOR PLAN
SCALE NTS

ATTACHMENT #4

HFA
Creative Solutions
Meaningful Places

HARRISON FRENCH
& ASSOCIATES, LTD

t 479.273.7780

1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
www.hfa-ac.com

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE
SCOTTSDALE, AZ. IT IS NOT TO BE
DATE ON 10/06/21 AND IT IS NOT
PROJECT SET OR AT A LATER TIME
REFERENCE OR REMAKE ON
ARCHITECTS AND ENGINEERS
FOR REUSE OR ANOTHER PROJECT IS
CONTRARY TO THE LAW.

black★rock
COFFEE BAR

7000 EAST SHEA BLVD.
SCOTTSDALE, AZ 85254

JOB NUMBER: 26-20-10009

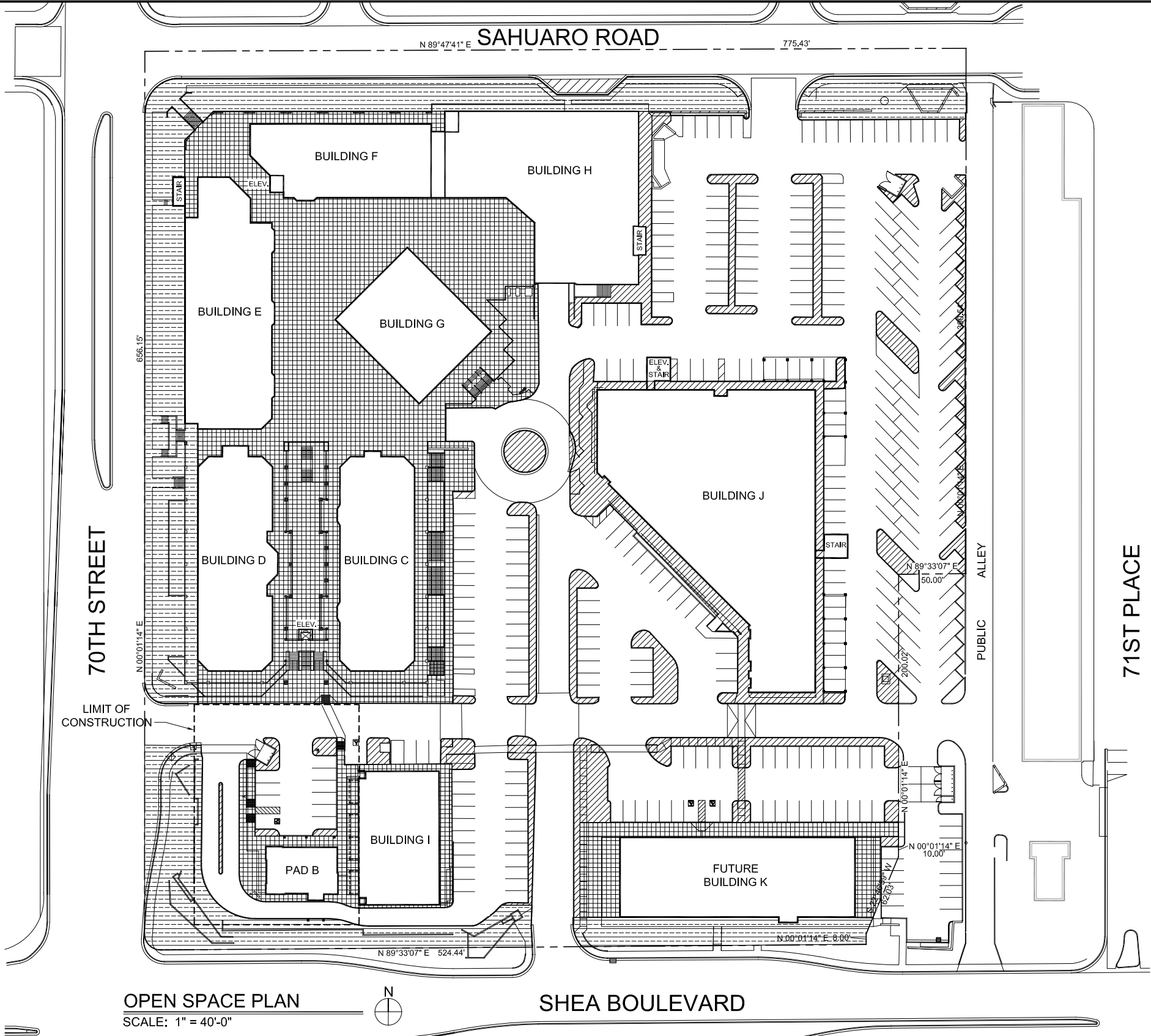
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CHECKED BY:	Checker
DRAWN BY:	Author
DOCUMENT DATE:	01/06/21

NOT FOR CONSTRUCTION

FLOOR PLAN

SHEET:
A100



OPEN SPACE PLAN
SCALE: 1" = 40'-0"

OPEN SPACE DATA

PROJECT DATA ZONING: C-2, CENTRAL BUSINESS

NET LOT AREA: 363,647 S.F. (8.35 AC)

BUILDING HEIGHT (TALLEST ON SITE): 28'-0"

OPEN SPACE CALCULATIONS:

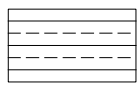
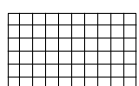
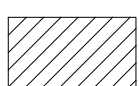
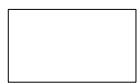
REQUIRED OPEN SPACE:
MAXIMUM BUILDING HEIGHT FIRST 12' OF HEIGHT = 28' EXISTING (36' ALLOWED)
= 10% x NET LOT AREA
= .10 x 363,647 = 36,364.7 S.F.

NEXT 16' OF HEIGHT
= 16' x .004 x 363,647 =
23,273.408 S.F.

OPEN SPACE REQUIRED (NOT INCLUDING PARKING LOT LANDSCAPING): = 36,364.7 + 23,273.408 = 59,638.108 S.F. (16.4%)

OPEN SPACE PROVIDED = 107,133 S.F.

PARKING LOT LANDSCAPING REQUIRED:
PARKING LOT AREA x 15% = 146,228 S.F. x .15 = 21,934.2
PARKING LOT LANDSCAPE PROVIDED = 24,779 S.F.

-  DENOTES FRONT OPEN SPACE: = 45,213 SF
-  DENOTES OPEN SPACE OTHER THAN FRONTAL OPEN SPACE: = 61,920 SF
-  DENOTES PARKING LOT LANDSCAPING: = 24,779 SF
-  DENOTES PARKING AREA: = 146,228 SF



BLACK ROCK COFFEE BAR
7000 EAST SHEA BOULEVARD
SCOTTSDALE, ARIZONA

12.23.2020
PROJECT 19079.00



4650 E. Cotton Center Boulevard Phoenix, AZ 85040
602.395.1000 www.verticaldesignstudios.com

7000 EAST SHEA BOULEVARD - BLACK ROCK COFFEE

project consultants

developer: DPC COMPANIES
7800 EAST UNION AVE #800
DENVER, COLORADO 80237
PROJECT CONTACT: JUSTIN LUTGEN
PHONE: 303.796.8288
EMAIL:jlutgen@dpccompanies.com

architectures: VERTICAL DESIGN STUDIOS
4650 EAST COTTON CENTER BLVD. #140
PHOENIX, ARIZONA 85040
PROJECT CONTACT: JUSTIN GREGONIS
PHONE: 602.395.1000
EMAIL:jgregonis@verticaldesignstudios.com

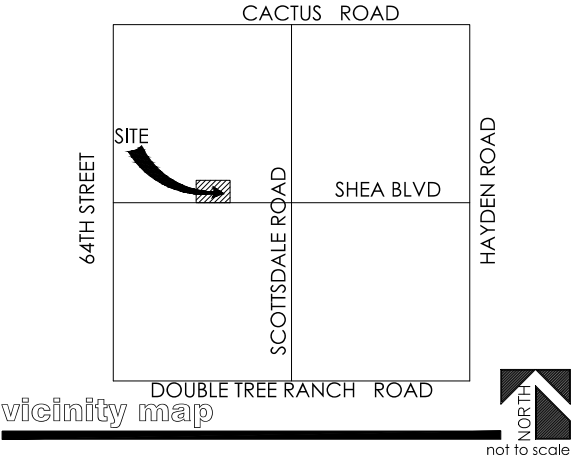
landscape architecture: DESIGN ETHIC, LLC
7525 EAST 6TH AVENUE
SCOTTSDALE, ARIZONA 85251
PROJECT CONTACT: BRANDON PAUL
PHONE: 480.225.7077
EMAIL:bpaul@designethic.net

sheet index

SHEET	TITLE
L.01	COVER SHEET & NOTES
L.02	PLANTING PLAN

site data

APN: 175-42-136N
ZONING DISTRICT: C-2
PROPOSED BUILDING AREA: 1,977 S.F.
Q.S. 37-48
SITE AREA: 363,467 S.F. (8.35 AC)



city of scottsdale notes:

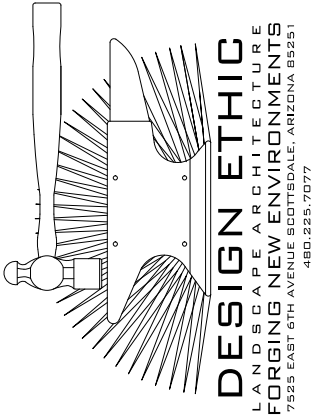
1. AREAS OF DECOMPOSED GRANITE WITHOUT PLANT MATERIALS/GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7' IN ANY ONE DIRECTION, MEASURED BETWEEN PLANT CANOPIES AND/OR COVERAGE.
2. A MINIMUM OF 50% OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100
3. A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL OR LESS THAN 4" SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6 INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. TREE'S CALIPER SIZE, FOR SINGLE TRUNK TREES THAT ARE TO HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6" ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6" ABOVE FINISHED GRADE IF ALL TRUNKS ORIGINATE FROM THE SOIL.
4. AREA WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
5. NO TURF AREAS ARE TO BE PROVIDED.
6. RETENTION/DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.
7. ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
8. PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN (10) ACRE-FEET OF MORE SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.
9. NO LIGHTING IS PROPOSED WITH THIS SUBMITTAL.
10. THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS ARE NOT REVIEWED AND SHALL NOT BE PART OF THE CITY OF SCOTTSDALE'S APPROVAL.
11. ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
12. NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE

CASE NUMBER	APPROVED BY	DATE
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CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. THE CITY WILL NOT ISSUE A C OF O UNTIL INSPECTION SERVICES STAFF APPROVES THE LANDSCAPE INSTALLATION.

ALL LANDSCAPE AREAS AND MATERIALS, INCLUDING THOSE LOCATED IN PUBLIC RIGHTS-OF-WAY, SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN AND WEED- FREE CONDITION. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 STANDARD PRACTICES FOR PRUNING, SUPPORT SYSTEMS, AND SAFETY SHALL BE USED FOR MAINTENANCE CRITERIA. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.



CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)



VERTICAL
DESIGN STUDIOS

4650 E. Cotton Center Blvd. Ste. 130
Phoenix, Arizona, 85040
Ph 602.395.1000 • Fax 602.395.1005

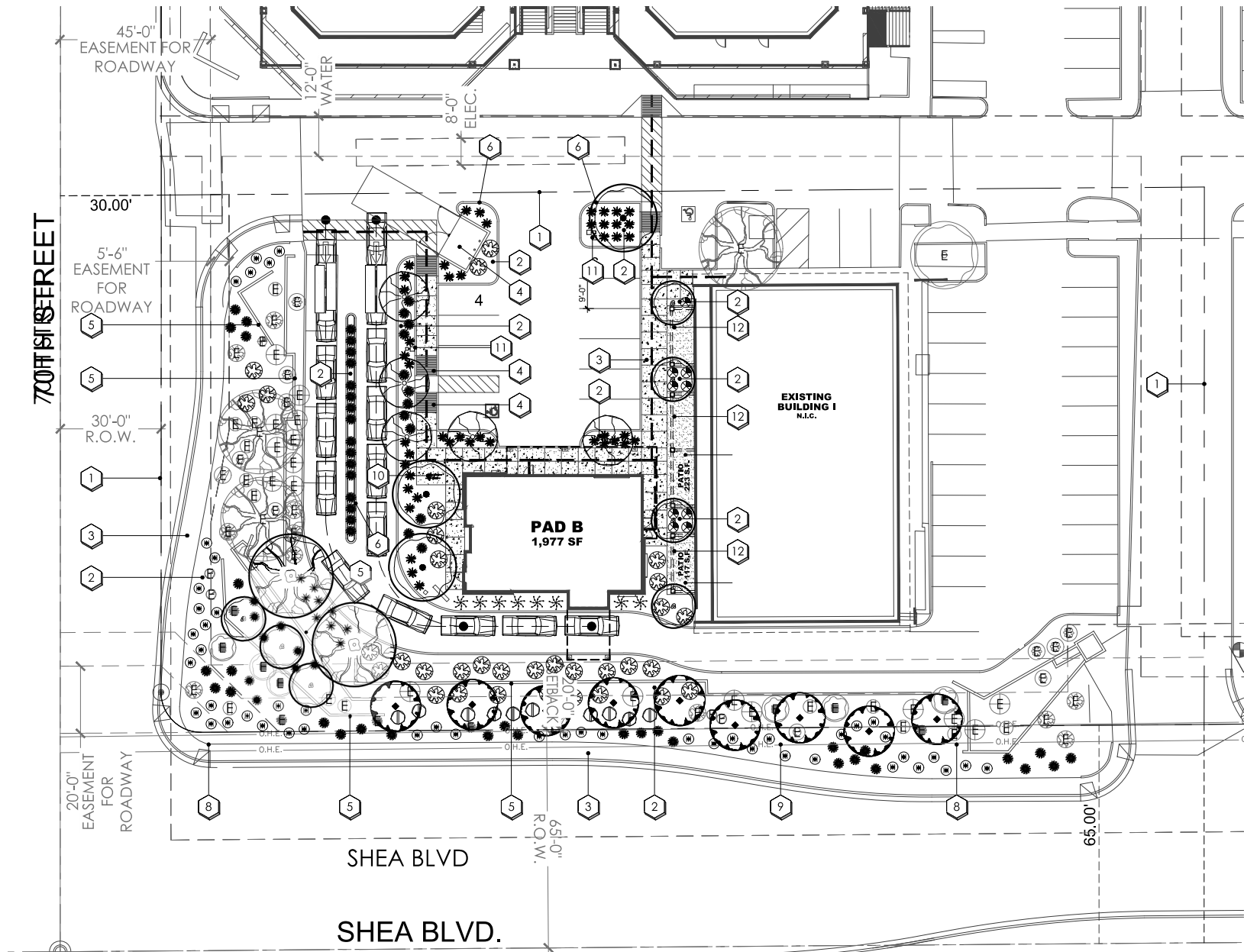
PROJECT: BLACK ROCK COFFEE
7000 E SHEA BLVD
SCOTTSDALE, ARIZONA

SHEET TITLE: COVER SHEET & NOTES

JOB NO: 19-067
DATE: 11.23.2020
DRAWN BY: BTP
SUBMITTED: -
SET:

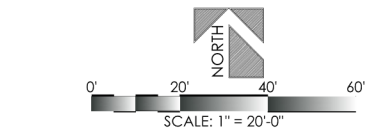
SHEET

L.01 of L.02



planting key notes

- 1 PROPERTY LINE / RIGHT OF WAY LINE
- 2 DECOMPOSED GRANITE IN ALL PLANTING AREAS
- 3 SIDEWALK.
- 4 TRASH ENCLOSURE
- 5 EXISTING SCREEN WALL. SEE ARCH. PLANS.
- 6 CURB. SEE CIVIL ENG. PLANS.
- 7 ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.
- 8 EXISTING POWER POLE.
- 9 OVER HEAD ELECTRIC LINE(O.H.E.).
- 10 BICYCLE PARKING
- 11 SITE LIGHTING. SEE ARCHITECT'S PLAN.
- 12 COMPACTED DECOMPOSED GRANITE.



existing landscape & irrigation notes

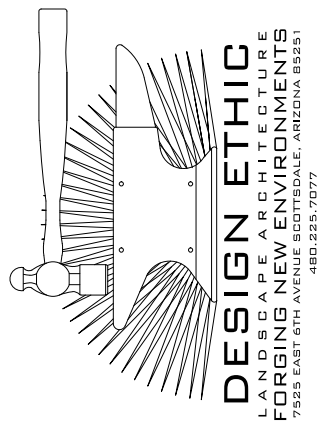
1. SITE VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION WITHIN 24 HOURS OF THE OBSERVATION.
2. CONTRACTOR TO INSPECT EXISTING IRRIGATION SYSTEM AND VERIFY THAT THE SYSTEM IS WORKING PROPERLY.
3. ALL PLANT MATERIAL DESIGNATED AS "EXISTING TO REMAIN" SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION. ANY TREE(S) THAT DIE DUE TO: LACK OF WATER, LACK OF MAINTENANCE OR CARE, NEGLECT OR VANDALISM SHALL BE REPLACED BY A SIMILAR SPECIES OF TREE, (MINIMUM 48" BOX) AT NO ADDITIONAL COST TO OWNER. PALMS THAT DIE SHALL BE REPLACED WITH LIKE TYPE: HEIGHT AND SIZE. ALL SHRUBS AND GROUNDCOVER SHALL BE REPLACED WITH 5 GALLON PLANTS.
4. LANDSCAPE AREAS DISTURBED BY NEW CONSTRUCTION SHALL BE REPAIRED WITH SOD IN TURF AREAS AND NEW DECOMPOSED GRANITE MATCHING EXISTING. BLEND ALL DISTURBED AREAS WITH UNDISTURBED SO THERE IS A SMOOTH TRANSITION BETWEEN ALL EDGES. REPLACE ALL DISTURBED, BROKEN OR DAMAGED HEADERS WITH MATCHING TYPE.
5. ALL EXISTING PLANT MATERIAL AND ADJACENT PLANT MATERIAL SHALL HAVE UN-INTERRUPTED WATERING DURING ALL PHASES OF CONSTRUCTION. THIS SHALL INCLUDE BUT NOT BE LIMITED TO; HAND WATERING, TEMPORARY ABOVE GROUND IRRIGATION, EXISTING SYSTEM ,ETC.
6. THE EXISTING IRRIGATION SYSTEM SHALL BE PROTECTED, MAINTAINED AND REPAIRED DURING ALL PHASES OF CONSTRUCTION. ALL EQUIPMENT SUCH AS MAINLINE, WIRES, LATERAL HEADS AND ETC. SHALL BE REPAIRED AND REPLACED TO MAINTAIN CONTINUOUS WATER.
7. PROVIDE NEW SCHEDULE 40 SLEEVES AT ALL NEW DRIVES. (SEE SLEEVE SCHEDULE FOR SIZE.) ANY EXISTING IRRIGATION SYSTEM IS TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND GUARANTEE 100% COVERAGE.
8. EXISTING TREES TO REMAIN SHALL BE SELECTIVELY PRUNED PER LANDSCAPE ARCHITECT INSTRUCTIONS.
9. ALL EXISTING SHRUBS WITHIN THE SIGHT DISTANCE LINES AND SIGHT VISIBILITY TRIANGLES SHALL BE SELECTIVELY PRUNED SO THAT THEY DO NOT EXCEED A MAXIMUM HEIGHT OF 30 INCHES.
10. ALL EXISTING TREES SHALL BE TRIMMED TO MAINTAIN A CLEAR A MINIMUM CANOPY HEIGHT OF 7 FEET.

plant legend

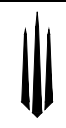
botanical name common name		size	qty	comments
existing trees - remain in place				
	PARKINSONIA X. 'DESERT MUSEUM' DESERT MUSEUM	VARIES	1	REMAIN IN PLACE
	PROSOPIS CHILENSIS 'THORNLESS' THORNLESS CHILEAN MESQUITE	VARIES	3	REMAIN IN PLACE
shrubs - remain in place				
	BOUGAINVILLEA 'LA JOLLA' LA JOLLA BOUGAINVILLEA	VARIES	6	REMAIN IN PLACE
	BOUGAINVILLEA X BUTTIANA 'ORANGE KING' 'ORANGE KING BOUGAINVILLEA	VARIES	2	REMAIN IN PLACE
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	VARIES	17	REMAIN IN PLACE
	NERIUM OLEANDER PETITE PINK OLEANDER	VARIES	4	REMAIN IN PLACE
	LANTANA CAMARA PINK LANTANA	VARIES	14	REMAIN IN PLACE
	LEUCOPHYLLUM CANDIDUM THUNDER CLOUD	VARIES	4	REMAIN IN PLACE
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE	VARIES	6	REMAIN IN PLACE
accents - remain in place				
	CARNEGIEA GIGANTEA SAGUARO	VARIES	1	REMAIN IN PLACE
	DASYLIRION WHEELERI DESERT SPOON	VARIES	11	REMAIN IN PLACE
	HESPERALOE PARVIFLORA RED YUCCA	VARIES	5	REMAIN IN PLACE
trees				
	ACACIA ANEURA MULGA	(5 @ 1.0 GPH)	30" BOX 1.5" CAL.	9 LOW BREAKING 8.0H, 5.0W
	ACACIA SALICINA WILLOW ACACIA	(5 @ 1.0 GPH)	30" BOX 1.5" CAL.	5 LOW BREAKING 8.0H, 5.0W
	CAESALPINIA CACALACO 'SMOOTHIE' THORNLESS CASCALOTE	(5 @ 1.0 GPH)	30" BOX 1.5" CAL.	8 LOW BREAKING 8.0H, 5.0W
	PARKINSONIA X. 'DESERT MUSEUM' DESERT MUSEUM	(5 @ 1.0 GPH)	30" BOX 1.5" CAL.	3 LOW BREAKING 8.0H, 5.0W
	PROSOPIS SEEDLESS HYBRID 'AZT™' 'AZT™' SEEDLESS HYBRID MESQUITE	(5 @ 1.0 GPH)	30" BOX 1.5" CAL.	2 LOW BREAKING 8.0H, 5.0W
shrubs				
	RUELLIA PENINSULARIS BAJA RUELLIA	(1 @ 1.0 GPH)	5 GAL.	10 PLANT AT 4' O.C.
accents				
	ASCLEPIAS SUBULATA DESERT MILKWEED	(1 @ 1.0 GPH)	5 GAL.	55 PLANT AT 3' O.C.
	DASYLIRION WHEELERI DESERT SPOON	(1 @ 1.0 GPH)	5 GAL.	33 PLANT AT 5' O.C.
	HESPERALOE FUNIFERA GIANT HESPERALOE	(1 @ 1.0 GPH)	5 GAL.	8 PLANT AT 4' O.C.
	HESPERALOE PARVIFLORA RED YUCCA	(1 @ 1.0 GPH)	5 GAL.	67 PLANT AT 3' O.C.
	MUHLENBERGIA CAPILLARIS REGAL MIST	(1 @ 1.0 GPH)	5 GAL.	9 PLANT AT 3' O.C.
groundcover				
	LANTANA 'NEW GOLD' NEW GOLD LANTANA	(1 @ 1.0 GPH)	1 GAL.	49 PLANT AT 3' O.C.
	4" MINUS DECOMPOSED GRANITE EXPRESS BROWN	4"-MINUS	11,638 S.F.	2" MINIMUM IN ALL PLANTERS

thorny planting note:

THORNY TREES, SHRUBS, AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE/CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING. PLEASE REFER TO DSPM SEC. 2-1.1001.13.



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DESIGN STUDIOS

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Phoenix , Arizona . 85040
Ph 602.395.1000 . Fax 602.395.1005

PROJECT:
BLACK ROCK COFFEE
7000 E SHEA BLVD
SCOTTSDALE, ARIZONA
SHEET TITLE:
PLANTING PLAN

JOB NO: 19-067
DATE: 11.23.2020
DRAWN BY: BTP
SUBMITTED: -
SET:

SHEET



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COFFEE BAR

7000 EAST SHEA BLVD.
SCOTTSDALE, AZ 85254

JOB NUMBER: 25-201-10019

CHECKED BY:	PDM
DRAWN BY:	MBM
DOCUMENT DATE:	01/06/21

EXTERIOR
ELEVATIONS

SHEET:
A201

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7000 EAST SHEA BLVD.
SCOTTSDALE, AZ 85254
JOB NUMBER: 28-20-10009

[illegible]

DOCUMENT DATE: 01/06/21

COLOR ELEVATIONS

B001

30-DR-2020
1/08/21



ATTACHMENT #8

1/20/2021 5:10:22 PM
C:\Users\mfranklin\OneDrive\Documents\2020\New Projects\09-20-16000_LBRC_Southdale_AZ\img_001_rndr\exterior.perspectives
B002 EXTERIOR PERSPECTIVES



2 SOUTH WEST PERSPECTIVE
SCALE: NTS



1 NORTH EAST PERSPECTIVE
SCALE: NTS

ATTACHMENT #9

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COFFEE BAR

7000 EAST SHEA BLVD.
SCOTTSDALE, AZ 85254
JOB NUMBER: 20-20-10009

ISSUE BLOCK	

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DOCUMENT DATE:	01/06/21

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EXTERIOR
PERSPECTIVES

SHEET:
B002

MATERIAL/COLOR SCHEDULE

MATERIALS

1. EXISTING ALUMINUM STOREFRONT
2. WOOD COLUMN & BEAM PAINTED
3. STANDING SEAM METAL ROOFING
4. EXISTING STUCCO FINISH
5. E.I.F.S. CORNICE - PAINTED
6. METAL CAP FLASHING
7. OPEN TO BEYOND
8. STONE VENEER
9. PRE-CAST CONCRETE CAP - GRAY
10. SMOOTH STUCCO FINISH

COLORS

By: Dunn Edwards
A. DEC760 "DESERT GRAY"
B. DEC755 "COCOA"

By: Sherwin Williams
E. SE 7096 "IRON ORE"

Oldcastle Aluminum Storefront:
C. "DARK BRONZE"

By: Coronado Stone
F. "SAWTOOTH LEDGE - NORTHLAND"

Berridge Metal Roofing:
D. "DARK BRONZE"

Concrete Cap
G. "STANDARD GRAY"

MATERIAL #
FINISH X



1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



2 EAST ELEVATION
SCALE: 1/8"=1'-0"



3 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



4 WEST ELEVATION
SCALE: 1/8"=1'-0"

Case 292-SA-2020

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SITE LIGHTING PLAN

SHEET:
E004

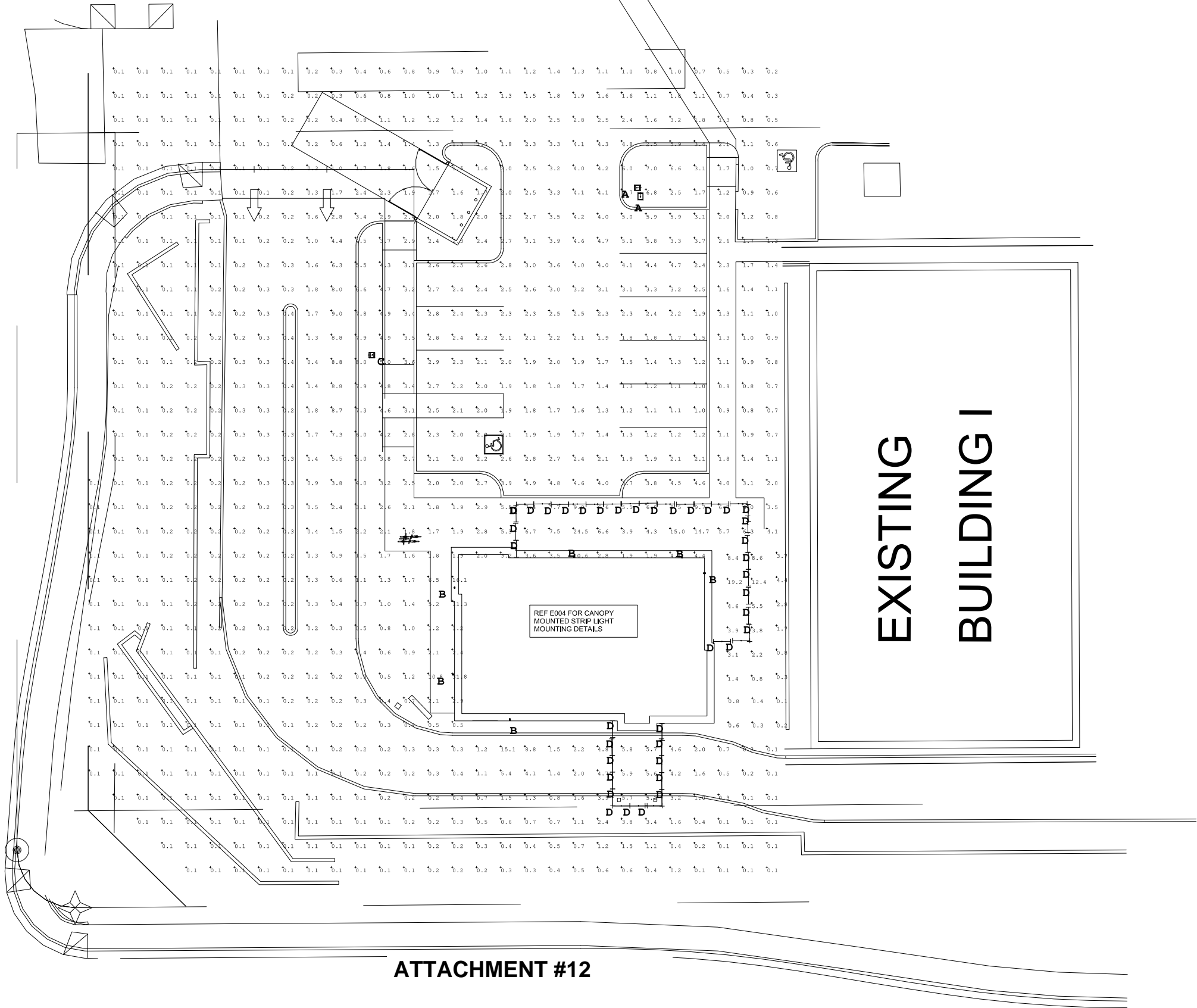


ATTACHMENT #11



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	1.69	31.8	0.1	16.90	318.00
CalcPts_2	Illuminance	Fc	1.34	4.4	0.1	13.40	44.00
CalcPts_3	Illuminance	Fc	6.16	19.2	0.8	7.70	24.00

Luminaire Schedule							
Symbol	Qty	Arrangement	Total Lamp Lumens	LLF	Description	Label	Tag
	2	SINGLE	N.A.	1.000	DSX2 LED P1 30K TFTM MVOLT	DSX2_LED_P1_30K_TFTM_MVOLT	A
	6	SINGLE	N.A.	1.000	CCT_ 2884K, CRI_ 81_5Ra	WCED4SD-17W-830-W	B
	1	SINGLE	N.A.	1.000	DSX2 LED P1 30K T5W MVOLT	DSX2_LED_P1_30K_T5W_MVOLT	C
	39	SINGLE	312.27	1.000	ES-HS3056-72-120V-YH45	_IES_Hybrid3 W/ CHAN 2-3	D



ATTACHMENT #12

1/8/2021 6:53:32 PM
C:\Users\ash\OneDrive\Documents\2020 Rev\Projects\20-10002_HRC_Southside_AZ_Arm_Luminaire.nwd
E003 SITE PHOTOMETRICS

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COFFEE BAR

7000 EAST SHEA BLVD.
SCOTTSDALE, AZ 85254

JOB NUMBER: 20-20-10009

ISSUE BLOCK			

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DOCUMENT DATE:	01/06/21

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SITE
PHOTOMETRICS

SHEET:

E003



Features

- Up to 330 lumens per foot and 90+ CRI for 3000K (WW) and 5000K (WH) reels
- 120V reels consume only 4 watts per foot
- Dimmable with most CL and ELV dimmers
- Cuttable[†] every 4"
- Economical for larger installations - no need for a driver (164ft max run)
- cETLus Listed[†]
- Suitable for indoor and outdoor use
- 30,000 hours rated life

Available Colors



Dimming Options

- CL (10-100%)
- ELV (10-100%)

Listing / Ratings[†]



Hybrid 3 Reels - 120V

Superb light output for indoor and outdoor use. Parallel wiring in 4" cutting increments ensures that if one LED goes out, the rest of the LEDs continue to operate. Offering up to 330 lumens per foot, Hybrid 3 takes a noticeable jump in brightness over the previous version, making it an effective and energy efficient option for hospitality, home theater, and other various entertainment applications.

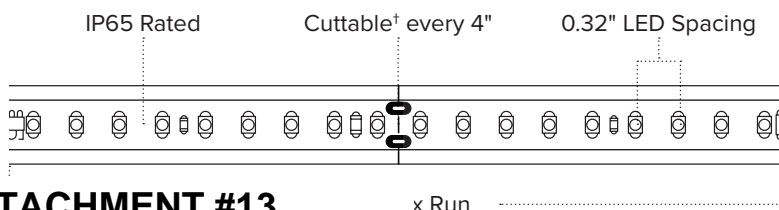
Technical Information

Series	120-H3
Input Voltage	120V AC
CCT	3000K / 5000K
CRI	90+
Wattage	4W per ft
Lumens	Up to 330Lm per ft
Max Run	164 feet
Cuttable	Every 4"
IP Rating	IP65**
Dimmable	10-100%*
Rating	cETLus Listed [†] for indoor/outdoor use
Rated Life	30,000 hrs

*Minimum loads may apply. Per the NEC, switched wall outlets cannot be used with wall dimmers.

**IP65 rated only when used with pre-attached molded power cord and end cap is either pre-attached or properly sealed with dielectric grease & silicone.

[†]cETLus Listing is void if product is cut



ATTACHMENT #13

x Run



HYBRID 3 BULK REELS ORDERING INFORMATION

ITEM NUMBER	CCT	LENGTH	LUMENS / FT	WATTAGE / FT	IP RATING	CRI	CUTTING
120-H3-30	3000K	150 ft	315Lm / ft	4W / ft	IP65	90+	4" (102mm)
120-H3-50	5000K	150 ft	330Lm / ft	4W / ft	IP65	90+	4" (102mm)

120V Hybrid 3 Bulk Reels Include: (1) 150ft reel of Hybrid 3 / (1) 5ft Attached Power Cord / (4) 120-H3-CONKIT
(1) Attached End Cap / (50) Clear plastic mounting clips with screws

HYBRID 3 ACCESSORIES

ITEM NUMBER	DESCRIPTION
120-H3-CONKIT	Power connection kit w/Plug
120-H3-JUMP.5	6" linking cable
120-H3-JUMP3	3' linking cable
120-H3-JUMP6	6' linking cable
120-H3-SPL	In-line splice
120-H3-END	End cap
120-H3-CLIPS	Mounting clips (qty 10)
120-H3-CHAN-3	1m aluminum channel
120-H3-CHAN2-3	1m aluminum deep channel with lens



120-H3-CONKIT



120-H3-JUMP.5
120-H3-JUMP3
120-H3-JUMP6



120-H3-SPL



120-H3-END



120-H3-CLIPS

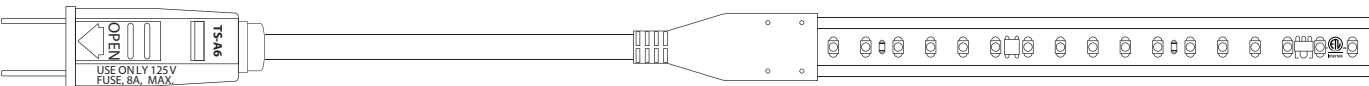


120-H3-CHAN-3



120-H3-CHAN2-3

Hybrid 3 Reel Power Connection





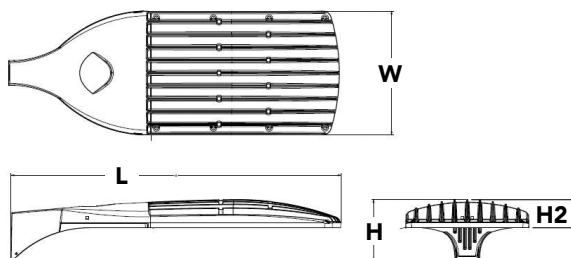
D-Series Size 2 LED Area Luminaire



d²series

Specifications

EPA:	1.1 ft ² (0.10 m ²)
Length:	40" (101.6 cm)
Width:	15" (38.1 cm)
Height 1:	7-1/4" (18.4 cm)
Height 2: (max):	3.5"
Weight:	36lbs



Catalog

Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX2 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED					
Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX2 LED	Forward optics P1 P5 ¹ P2 P6 P3 P7 ¹ P4 P8 ¹ Rotated optics P10 ² P13 ^{1,2} P11 ² P14 ^{1,2} P12 ²	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I Short (Automotive) T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium TSVS Type V Very Short ³ T5S Type V Short ³ T5M Type V Medium ³ T5W Type V Wide ³ BLC Backlight control ⁴ LCCO Left corner cutoff ⁴ RCCO Right corner cutoff ⁴	MVOLT ⁵ 120 ⁶ 208 ⁶ 240 ⁶ 277 ⁶ 347 ⁶ 480 ⁶	Shipped included SPA Square pole mounting RPA Round pole mounting ⁷ WBA Wall bracket ³ SPUMBA Square pole universal mounting adaptor ⁸ RPUMBA Round pole universal mounting adaptor ⁸ Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁹

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled ¹⁰ PIRHN Network, Bi-Level motion/ambient sensor ¹¹ PER NEMA twist-lock receptacle only (no controls) ¹² PER5 Five-wire receptacle only (no controls) ^{12,13} PER7 Seven-wire receptacle only (no controls) ^{12,13} DMG 0-10V dimming extend out back of housing for external control (no controls) ¹⁴ DS Dual switching ^{15,16}	Shipped installed HS House-side shield ¹⁹ SF Single fuse (120, 277, 347V) ⁶ DF Double fuse (208, 240, 480V) ⁶ L90 Left rotated optics ² R90 Right rotated optics ² HA 50°C ambient operations ¹ Shipped separately BS Bird spikes ²⁰ EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLTXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²¹
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²¹
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²¹
DSHORT SBK U	Shorting cap ²¹
DSX2HS 80C U	House-side shield for 80 LED unit ¹⁹
DSX2HS 90C U	House-side shield for 90 LED unit ¹⁹
DSX2HS 100C U	House-side shield for 100 LED unit ¹⁹
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) ²²
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁹
DSX2EGS (FINISH) U	External glare shield

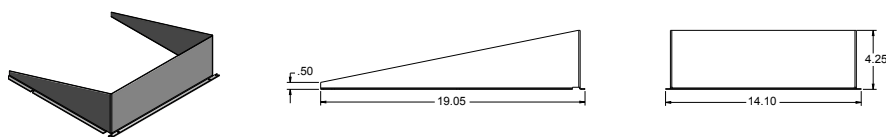
For more control options, visit [DTL](#) and [ROAM](#) online.

NOTES

- HA not available with P5, P7, P8, P13, and P14.
- P10, P11, P12, P13 or P14 and rotated optics (L90, R90) only available together.
- Any Type 5 distribution with photocell, is not available with WBA.
- Not available with HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Suitable for mounting to round poles between 3.5" and 12" diameter.
- Universal mounting bracket intended for retrofit on existing pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8.
- Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
- Must be ordered with PIRHN. Sensor cover only available in dark bronze, black, white or natural aluminum color.
- Must be ordered with NLTAIR2. For more information on nLight Air 2 visit [this link](#).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting Cap included.
- If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.
- DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
- Requires (2) separately switched circuits with isolated neutrals.
- Provides 50/50 fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available with P1, P2, P10.
- Reference Controls Options table settings table on page 4. Reference Motion Sensor Default table on page 4 to see functionality.
- Reference controls options table on page 4.
- Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessories; see Accessories information.
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER, PER5 and PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.
- For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

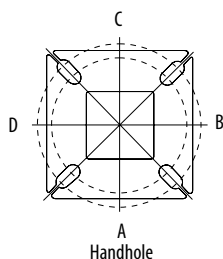
Options

EGS - External Glare Shield



Drilling

HANDHOLE ORIENTATION



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

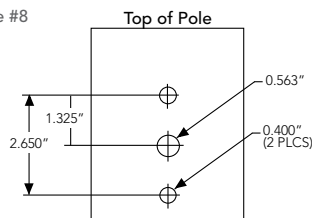
DSX2 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX2 LED	1.100	2.200	2.120	3.300	2.850	4.064

	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

Template #8



To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area Size 2 homepage](#).

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25000	50000	100000
Lumen Maintenance Factor	1.00	0.96	0.92	0.85

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A)					
					120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	80	530	140	1.18	0.68	0.59	0.51	0.40	0.32
	P2	80	700	185	1.56	0.90	0.78	0.66	0.52	0.39
	P3	80	850	217	1.82	1.05	0.90	0.80	0.63	0.48
	P4	80	1050	270	2.27	1.31	1.12	0.99	0.79	0.59
	P5	80	1250	321	2.68	1.54	1.34	1.17	0.93	0.68
	P6	100	1050	343	2.89	1.66	1.59	1.37	1.00	0.71
	P7	100	1250	398	3.31	1.91	1.66	1.45	1.16	0.81
	P8	100	1350	431	3.61	2.07	1.81	1.57	1.25	0.91
Rotated Optics (Requires L90 or R90)	P10	90	530	156	1.30	0.76	0.65	0.62	0.45	0.32
	P11	90	700	207	1.75	1.01	0.87	0.74	0.60	0.46
	P12	90	850	254	2.12	1.22	1.06	0.94	0.73	0.55
	P13	90	1200	344	2.88	1.65	1.44	1.25	1.00	0.73
	P14	90	1400	405	3.39	1.95	1.71	1.48	1.18	0.86

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use when motion sensor is used as dusk to dawn control.

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air rSBGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.



COMMERCIAL OUTDOOR

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DSX2-LED
Rev. 07/30/20

30-DR-2020
11/25/20

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
80	530	P1	140W	T1S	17,575	3	0	3	126	18,933	3	0	3	135	19,173	3	0	3	137
				T2S	17,556	3	0	3	125	18,913	3	0	3	135	19,152	3	0	3	137
				T2M	17,647	3	0	3	126	19,010	3	0	3	136	19,251	3	0	3	138
				T3S	17,090	3	0	3	122	18,411	3	0	3	132	18,644	3	0	3	133
				T3M	17,604	3	0	3	126	18,964	3	0	3	135	19,204	3	0	3	137
				T4M	17,221	3	0	3	123	18,552	3	0	4	133	18,787	3	0	4	134
				TFTM	17,593	3	0	3	126	18,952	3	0	4	135	19,192	3	0	4	137
				TSVS	18,297	4	0	1	131	19,711	4	0	1	141	19,961	4	0	1	143
				T5S	18,312	4	0	2	131	19,727	4	0	2	141	19,977	4	0	2	143
				T5M	18,266	4	0	2	130	19,677	4	0	2	141	19,926	4	0	2	142
				TSW	18,146	5	0	3	130	19,548	5	0	3	140	19,796	5	0	3	141
				BLC	14,424	2	0	2	103	15,539	2	0	3	111	15,736	2	0	3	112
				LCCO	10,733	1	0	3	77	11,562	1	0	3	83	11,709	2	0	3	84
				RCCO	10,733	1	0	3	77	11,562	1	0	3	83	11,709	2	0	3	84
80	700	P2	185W	T1S	22,305	3	0	3	121	24,029	3	0	3	130	24,333	3	0	3	132
				T2S	22,281	3	0	4	120	24,003	3	0	4	130	24,307	3	0	4	131
				T2M	22,396	3	0	3	121	24,127	3	0	3	130	24,432	3	0	3	132
				T3S	21,690	3	0	4	117	23,366	3	0	4	126	23,662	3	0	4	128
				T3M	22,342	3	0	4	121	24,068	3	0	4	130	24,373	3	0	4	132
				T4M	21,857	3	0	4	118	23,545	3	0	4	127	23,844	3	0	4	129
				TFTM	22,328	3	0	4	121	24,054	3	0	4	130	24,358	3	0	4	132
				TSVS	23,222	5	0	1	126	25,016	5	0	1	135	25,333	5	0	1	137
				T5S	23,241	4	0	2	126	25,037	4	0	2	135	25,354	4	0	2	137
				T5M	23,182	5	0	3	125	24,974	5	0	3	135	25,290	5	0	3	137
				TSW	23,030	5	0	4	124	24,810	5	0	4	134	25,124	5	0	4	136
				BLC	18,307	2	0	3	99	19,721	2	0	3	107	19,971	2	0	3	108
				LCCO	13,622	2	0	3	74	14,674	2	0	4	79	14,860	2	0	4	80
				RCCO	13,622	2	0	3	74	14,674	2	0	4	79	14,860	2	0	4	80
80	850	P3	217W	T1S	26,202	3	0	3	121	28,226	3	0	3	130	28,584	3	0	3	132
				T2S	26,174	3	0	4	121	28,196	3	0	4	130	28,553	3	0	4	132
				T2M	26,309	3	0	3	121	28,342	3	0	3	131	28,700	3	0	3	132
				T3S	25,479	3	0	4	117	27,448	3	0	4	126	27,795	3	0	4	128
				T3M	26,245	3	0	4	121	28,273	3	0	4	130	28,631	3	0	4	132
				T4M	25,675	3	0	4	118	27,659	3	0	4	127	28,009	3	0	4	129
				TFTM	26,229	3	0	4	121	28,255	3	0	4	130	28,613	3	0	4	132
				TSVS	27,279	5	0	1	126	29,387	5	0	1	135	29,759	5	0	1	137
				T5S	27,301	4	0	2	126	29,410	5	0	2	136	29,783	5	0	2	137
				T5M	27,232	5	0	3	125	29,336	5	0	3	135	29,707	5	0	3	137
				TSW	27,053	5	0	4	125	29,144	5	0	4	134	29,513	5	0	4	136
				BLC	21,504	2	0	3	99	23,166	2	0	3	107	23,459	2	0	4	108
				LCCO	16,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80
				RCCO	16,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80
80	1050	P4	270W	T1S	30,963	4	0	4	115	33,355	4	0	4	124	33,777	4	0	4	125
				T2S	30,930	4	0	4	115	33,320	4	0	4	123	33,742	4	0	4	125
				T2M	31,089	3	0	4	115	33,491	3	0	4	124	33,915	3	0	4	126
				T3S	30,108	4	0	4	112	32,435	4	0	5	120	32,845	4	0	5	122
				T3M	31,014	3	0	4	115	33,410	3	0	4	124	33,833	3	0	4	125
				T4M	30,340	3	0	5	112	32,684	3	0	5	121	33,098	3	0	5	123
				TFTM	30,995	3	0	5	115	33,390	3	0	5	124	33,812	3	0	5	125
				TSVS	32,235	5	0	1	119	34,726	5	0	1	129	35,166	5	0	1	130
				T5S	32,261	5	0	2	119	34,754	5	0	2	129	35,194	5	0	2	130
				T5M	32,180	5	0	4	119	34,667	5	0	4	128	35,105	5	0	4	130
				TSW	31,969	5	0	4	118	34,439	5	0	5	128	34,875	5	0	5	129
				BLC	25,412	2	0	4	94	27,376	2	0	4	101	27,722	2	0	4	103
				LCCO	18,909	2	0	4	70	20,370	2	0	4	75	20,628	2	0	4	76
				RCCO	18,909	2	0	4	70	20,370	2	0	4	75	20,628	2	0	4	76

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
80	1250	P5	321W	T1S	35,193	4	0	4	110	37,912	4	0	4	118	38,392	4	0	4	120
				T2S	35,155	4	0	5	110	37,872	4	0	5	118	38,351	4	0	5	119
				T2M	35,336	4	0	4	110	38,067	4	0	4	119	38,549	4	0	4	120
				T3S	34,222	4	0	5	107	36,866	4	0	5	115	37,333	4	0	5	116
				T3M	35,251	3	0	4	110	37,974	3	0	5	118	38,455	4	0	5	120
				T4M	34,485	3	0	5	107	37,149	4	0	5	116	37,620	4	0	5	117
				TFTM	35,229	3	0	5	110	37,951	3	0	5	118	38,431	3	0	5	120
				TSVS	36,639	5	0	1	114	39,470	5	0	1	123	39,970	5	0	1	125
				T5S	36,669	5	0	2	114	39,502	5	0	2	123	40,002	5	0	2	125
				T5M	36,576	5	0	4	114	39,403	5	0	4	123	39,901	5	0	4	124
				TSW	36,336	5	0	5	113	39,144	5	0	5	122	39,640	5	0	5	123
				BLC	28,884	3	0	4	90	31,115	3	0	4	97	31,509	3	0	4	98
				LCCO	21,492	2	0	4	67	23,153	2	0	5	72	23,446	3	0	5	73
				RCCO	21,492	2	0	4	67	23,153	2	0	5	72	23,446	3	0	5	73
100	1050	P6	343W	T1S	37,824	4	0	4	110	40,747	4	0	4	119	41,263	4	0	4	120
				T2S	37,784	4	0	5	110	40,704	4	0	5	119	41,219	4	0	5	120
				T2M	37,979	4	0	4	111	40,913	4	0	4	119	41,431	4	0	4	121
				T3S	36,780	4	0	5	107	39,623	4	0	5	116	40,124	4	0	5	117
				T3M	37,886	3	0	5	110	40,814	4	0	5	119	41,331	4	0	5	120
				T4M	37,063	4	0	5	108	39,927	4	0	5	116	40,433	4	0	5	118
				TFTM	37,863	3	0	5	110	40,789	4	0	5	119	41,305	4	0	5	120
				TSVS	39,379	5	0	1	115	42,422	5	0	1	124	42,959	5	0	1	125
				T5S	39,411	5	0	2	115	42,456	5	0	2	124	42,993	5	0	2	125
				T5M	39,311	5	0	4	115	42,349	5	0	4	123	42,885	5	0	4	125
				TSW	39,053	5	0	5	114	42,071	5	0	5	123	42,604	5	0	5	124
				BLC	31,043	3	0	4	91	33,442	3	0	4	97	33,865	3	0	4	99
				LCCO	23,099	2	0	5	67	24,884	3	0	5	73	25,199	3	0	5	73
				RCCO	23,099	2	0	5	67	24,884	3	0	5	73	25,199	3	0	5	73
100	1250	P7	398W	T1S	42,599	4	0	4	107	45,890	4	0	4	115	46,471	4	0	4	117
				T2S	42,553	4	0	5	107	45,842	4	0	5	115	46,422	4	0	5	117
				T2M	42,773	4	0	4	107	46,078	4	0	4	116	46,661	4	0	5	117
				T3S	41,423	4	0	5	104	44,624	4	0	5	112	45,189	4	0	5	114
				T3M	42,669	4	0	5	107	45,966	4	0	5	115	46,548	4	0	5	117
				T4M	41,742	4	0	5	105	44,967	4	0	5	113	45,537	4	0	5	114
				TFTM	42,643	4	0	5	107	45,938	4	0	5	115	46,519	4	0	5	117
				TSVS	44,350	5	0	1	111	47,777	5	0	1	120	48,381	5	0	1	122
				T5S	44,385	5	0	2	112	47,815	5	0	3	120	48,420	5	0	3	122
				T5M	44,273	5	0	4	111	47,695	5	0	4	120	48,298	5	0	4	121
				TSW	43,983	5	0	5	111	47,382	5	0	5	119	47,982	5	0	5	121
				BLC	34,962	3	0	4	88	37,664	3	0	5	95	38,140	3	0	5	96
				LCCO	26,015	3	0	5	65	28,025	3	0	5	70	28,380	3	0	5	71
				RCCO	26,015	3	0	5	65	28,025	3	0	5	70	28,380	3	0	5	71
100	1350	P8	448W	T1S	45,610	4	0	4	106	49,135	4	0	4	114	49,757	4	0	4	115
				T2S	45,562	4	0	5	106	49,083	4	0	5	114	49,704	4	0	5	115
				T2M	45,797	4	0	4	106	49,336	4	0	5	114	49,960	4	0	5	116
				T3S	44,352	4	0	5	103	47,779	4	0	5	111	48,384	4	0	5	112
				T3M	45,686	4	0	5	106	49,216	4	0	5	114	49,839	4	0	5	116
				T4M	44,693	4	0	5	104	48,147	4	0	5	112	48,756	4	0	5	113
				TFTM	45,657	4	0	5	106	49,186	4	0	5	114	49,808	4	0	5	116
				TSVS	47,485	5	0	1	110	51,155	5	0	1	119	51,802	5	0	1	120
				T5S	47,524	5	0	3	110	51,196	5	0	3	119	51,844	5	0	3	120
				T5M	47,404	5	0	4	110	51,067	5	0	5	118	51,713	5	0	5	120
				TSW	47,093	5	0	5	109	50,732	5	0	5	118	51,374	5	0	5	119
				BLC	37,434	3	0	5	87	40,326	3	0	5	94	40,837	3	0	5	95
				LCCO	27,854	3	0	5	65	30,006	3	0	5	70	30,386	3	0	5	71
				RCCO	27,854	3	0	5	65	30,006	3	0	5	70	30,386	3	0	5	71

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics																			
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
90	530	P10	156W	T1S	20,145	4	0	4	129	21,702	4	0	4	139	21,977	4	0	4	141
				T2S	20,029	4	0	4	128	21,577	4	0	4	138	21,850	4	0	4	140
				T2M	20,391	4	0	4	131	21,967	4	0	4	141	22,245	4	0	4	143
				T3S	19,719	4	0	4	126	21,242	4	0	4	136	21,511	4	0	4	138
				T3M	20,379	4	0	4	131	21,954	4	0	4	141	22,232	4	0	4	143
				T4M	19,995	4	0	4	128	21,540	4	0	4	138	21,812	5	0	5	140
				TFTM	20,511	4	0	4	131	22,096	5	0	5	142	22,376	5	0	5	143
				TSVS	20,655	4	0	1	132	22,251	4	0	1	143	22,533	4	0	1	144
				T5S	20,482	4	0	2	131	22,064	4	0	2	141	22,343	4	0	2	143
				T5M	20,477	5	0	3	131	22,059	5	0	3	141	22,338	5	0	3	143
				TSW	20,293	5	0	3	130	21,861	5	0	3	140	22,138	5	0	3	142
				BLC	16,846	4	0	4	108	18,148	4	0	4	116	18,378	4	0	4	118
				LCCO	12,032	2	0	3	77	12,961	2	0	3	83	13,125	2	0	3	84
				RCCO	12,016	4	0	4	77	12,944	4	0	4	83	13,108	4	0	4	84
90	700	P11	207W	T1S	25,518	4	0	4	123	27,490	4	0	4	133	27,837	4	0	4	134
				T2S	25,371	5	0	5	123	27,331	5	0	5	132	27,677	5	0	5	134
				T2M	25,829	4	0	4	125	27,825	4	0	4	134	28,177	4	0	4	136
				T3S	24,977	5	0	5	121	26,907	5	0	5	130	27,248	5	0	5	132
				T3M	25,814	5	0	5	125	27,809	5	0	5	134	28,161	5	0	5	136
				T4M	25,327	5	0	5	122	27,284	5	0	5	132	27,629	5	0	5	133
				TFTM	25,981	5	0	5	126	27,989	5	0	5	135	28,343	5	0	5	137
				TSVS	26,164	5	0	1	126	28,185	5	0	1	136	28,542	5	0	1	138
				T5S	25,943	4	0	2	125	27,948	5	0	2	135	28,302	5	0	2	137
				T5M	25,937	5	0	3	125	27,941	5	0	3	135	28,295	5	0	3	137
				TSW	25,704	5	0	4	124	27,691	5	0	4	134	28,041	5	0	4	135
				BLC	21,339	4	0	4	103	22,988	4	0	4	111	23,279	4	0	4	112
				LCCO	15,240	2	0	4	74	16,418	2	0	4	79	16,626	2	0	4	80
				RCCO	15,220	5	0	5	74	16,396	5	0	5	79	16,604	5	0	5	80
90	850	P12	254W	T1S	29,912	4	0	4	118	32,223	4	0	4	127	32,631	5	0	4	128
				T2S	29,740	5	0	5	117	32,038	5	0	5	126	32,443	5	0	5	128
				T2M	30,277	4	0	4	119	32,616	5	0	5	128	33,029	5	0	5	130
				T3S	29,278	5	0	5	115	31,540	5	0	5	124	31,940	5	0	5	126
				T3M	30,259	5	0	5	119	32,597	5	0	5	128	33,010	5	0	5	130
				T4M	29,688	5	0	5	117	31,982	5	0	5	126	32,387	5	0	5	128
				TFTM	30,455	5	0	5	120	32,808	5	0	5	129	33,224	5	0	5	131
				TSVS	30,669	5	0	1	121	33,039	5	0	1	130	33,457	5	0	1	132
				T5S	30,411	5	0	2	120	32,761	5	0	2	129	33,176	5	0	2	131
				T5M	30,404	5	0	3	120	32,753	5	0	4	129	33,168	5	0	4	131
				TSW	30,131	5	0	4	119	32,459	5	0	4	128	32,870	5	0	4	129
				BLC	25,013	4	0	4	98	26,946	4	0	4	106	27,287	4	0	4	107
				LCCO	17,865	2	0	4	70	19,245	2	0	4	76	19,489	2	0	4	77
				RCCO	17,841	5	0	5	70	19,220	5	0	5	76	19,463	5	0	5	77
90	1200	P13	344W	T1S	38,768	5	0	5	113	41,764	5	0	5	121	42,292	5	0	5	123
				T2S	38,545	5	0	5	112	41,523	5	0	5	121	42,049	5	0	5	122
				T2M	39,241	5	0	5	114	42,273	5	0	5	123	42,808	5	0	5	124
				T3S	37,947	5	0	5	110	40,879	5	0	5	119	41,396	5	0	5	120
				T3M	39,218	5	0	5	114	42,249	5	0	5	123	42,783	5	0	5	124
				T4M	38,478	5	0	5	112	41,451	5	0	5	120	41,976	5	0	5	122
				TFTM	39,472	5	0	5	115	42,522	5	0	5	124	43,060	5	0	5	125
				TSVS	39,749	5	0	1	116	42,821	5	0	1	124	43,363	5	0	1	126
				T5S	39,415	5	0	2	115	42,461	5	0	2	123	42,998	5	0	2	125
				T5M	39,405	5	0	4	115	42,450	5	0	4	123	42,988	5	0	4	125
				TSW	39,052	5	0	5	114	42,069	5	0	5	122	42,602	5	0	5	124
				BLC	32,419	5	0	5	94	34,925	5	0	5	102	35,367	5	0	5	103
				LCCO	23,154	3	0	5	67	24,943	3	0	5	73	25,259	3	0	5	73
				RCCO	23,124	5	0	5	67	24,910	5	0	5	72	25,226	5	0	5	73
90	1400	P14	405W	T1S	42,867	5	0	5	106	46,180	5	0	5	114	46,764	5	0	5	115
				T2S	42,621	5	0	5	105	45,914	5	0	5	113	46,495	5	0	5	115
				T2M	43,390	5	0	5	107	46,743	5	0	5	115	47,335	5	0	5	117
				T3S	41,959	5	0	5	104	45,201	5	0	5	112	45,773	5	0	5	113
				T3M	43,365	5	0	5	107	46,716	5	0	5	115	47,307	5	0	5	117
				T4M	42,547	5	0	5	105	45,834	5	0	5	113	46,414	5	0	5	115
				TFTM	43,646	5	0	5	108	47,018	5	0	5	116	47,614	5	0	5	118
				TSVS	43,952	5	0	1	109	47,349	5	0	1	117	47,948	5	0	1	118
				T5S	43,583	5	0	2	108	46,950	5	0	2	116	47,545	5	0	2	117
				T5M	43,572	5	0	4	108	46,939	5	0	4	116	47,533	5	0	4	117
				TSW	43,181	5	0	5	107	46,518	5	0	5	115	47,107	5	0	5	116
				BLC	35,847	5	0	5	89	38,617	5	0	5	95	39,106	5	0	5	97
				LCCO	25,602	3	0	5	63	27,580	3	0	5	68	27,930	3	0	5	69
				RCCO	25,569	5	0	5	63	27,544	5	0	5	68	27,893	5	0	5	69



COMMERCIAL OUTDOOR

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DSX2-LED
Rev. 07/30/20

30-DR-2020
11/25/20

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Area Size 2 reflects the embedded high performance LED technology. It is ideal for applications like car dealerships and large parking lots adjacent to malls, transit stations, grocery stores, home centers, and other big-box retailers.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.1 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K, or 5000 K (70 CRI) configurations. The D-Series Size 2 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hrs at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily-serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 2 to withstand up to a 2.0 G vibration load rating per ANSI C136.31. The D-Series Size 2 utilizes the AERIS™ series pole drilling pattern (Template #8). NEMA photocontrol receptacle is available.

STANDARD CONTROLS

The DSX2 LED area luminaire has a number of control options. DSX Size 2, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS

The DSX2 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found [here](#).

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D670,857 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



COMMERCIAL OUTDOOR

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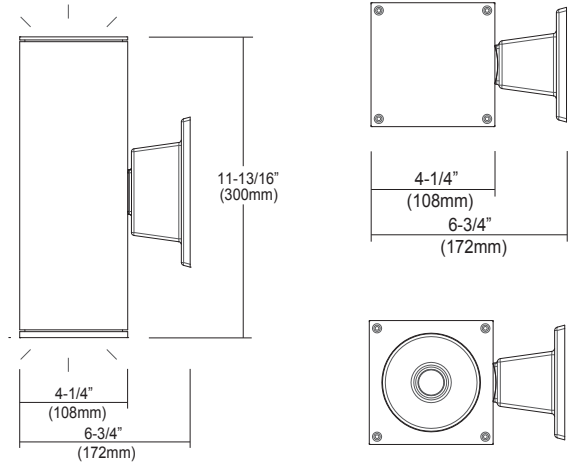
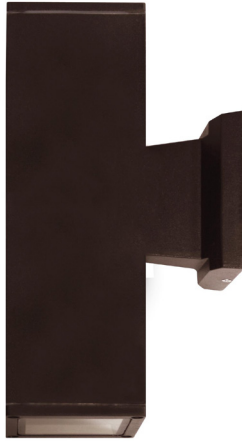
DSX2-LED
Rev. 07/30/20

30-DR-2020
11/25/20

4428
120V

Catalog #:		Type
Project:		Date
Prepared by:		

4" LED Architectural Square Cylinder Up & Downlight



DESCRIPTION

The Outdoor LED Cylinder Family features wet location rated wall mount style cylinders with down light and up & down light options. Choose from energy efficient 13W, 17W, or 27W AC modules, with finishes available in black, brushed nickel, or oil-rubbed bronze. Features Triac dimming down to 5%, using most standard dimmers. Utilizes AC circuit on board technology for cooler operating temperature and extended lifetime.

DESIGN FEATURES

Construction

- Aluminum die-cast with powder coat finish

Electrical

- 120V Direct AC operation with DOB
- Triac dimming down to 5%
- Various wattages of modules available
- Cooler operating temperature without driver
- Operating temperature: -31°F (-35°C) to 122°F (50°C)
- Stable driving current prevents inrush damage to circuit switches and modules
- Available in 80CRI, 3000K & 4000K

Installation

- Easy surface mounting for simple installation using anchors and screws
- J-box mountable

Lens

- Clear acrylic lens protects LEDs while allowing for optimum lumen output
- 37° beam angle

Finish

- Black, brushed aluminum or oil-rubbed bronze

Certifications

- cCSAus for wet location
- 5 year limited warranty
- Wet location rated



4428

120V

Specification & Ordering

Model #	Dimensions (H x W x D)	Watt	Lumens (delivered)	Lumens (source)	Color Temp
4428	11-13/16" x 4-1/4" x 6-3/4"	13W	845lm	1280lm	3K 3000K
		17W	1105lm	1710lm	4K 4000K
		27W	1755lm	2570lm	

ORDERING

Example: 4428BK-13-3K

Model #	Finish	Watts	CCT
4428			
4428	BK : Black BA : Brushed Aluminum OB : Oil-rubbed Bronze	-13 : 13W -17 : 17W -27 : 27W	-3K : 3000K -4K : 4000K

4" Square Up/Down

November 24, 2020

Re: Application Narrative
Pre-Application Number: **684-PA-2019**
Project Address: **7000 E. Shea Blvd., Scottsdale, AZ, 85254**

DPC Companies is requesting Design Review Board approval for a new 1,900 SF Black Rock Coffee Bar with drive-thru. Black Rock Coffee Bar will be a complimentary addition to the existing 7 Thousand Shea shopping center. Black Rock Coffee Bar offers specialty coffee beverages and breakfast and lunch options, delivered in a neighborhood-centric atmosphere. The atmosphere is family-friendly for all to enjoy, with a focus on creating genuine community relationships by intentionally engaging the neighborhood around them. Since launching in 2008, Black Rock Coffee has experienced strong expansion in multiple markets across the western United States.

Black Rock Coffee Bar will be located at the northeast corner of 70th Street and Shea Boulevard in Scottsdale, Arizona and will take the place of an existing 2 story structure with a drive-through. The proposed retail building is approximately 1,900 square feet with a drive-through on the south side of the building. The building design coordinates the recently updated buildings within the 7 Thousand Shea center by sharing architectural character and matching materials and colors.

The proposed dual drive-through lanes will help to alleviate queuing back up into the drive aisle to the north and onto 70th street. The covered seating areas proposed along the west side of adjacent building "I" will create a convenient environment for small gatherings or impromptu meetings. The trees situated between the covered seating areas will provide additional shade and break up the building elements. All mechanical equipment will be fully screened by the parapets, no ground mounted mechanical equipment is proposed.



January 8, 2021

Re: Development Review Board Criteria Analysis
per C.O. Scottsdale Z.O. Section 1.904
Pre-Application Number: **684-PA-2019**
Project Address: **7000 E. Shea Blvd., Scottsdale, AZ, 85254**

1. The application for a new 1,900 square foot ground-up coffee shop with a drive will comply with all applicable design guidelines and standards. The proposed structure will take the place of an existing 2 story structure with a drive-through. The building design coordinates with the recently renovated buildings within the 7 Thousand Shea center by sharing their character by pulling from the established material and color palette. The atmosphere is family-friendly with a focus on creating genuine community relationships by intentionally engaging the neighborhood around them.
2.
 - A. The proposed coffee shop is located west of the existing building “I” on the site. The west elevation of Building “I” which will be modified under a separate staff approval process, will include covered seating areas and landscaping providing open space between the structures.
 - B. The proposed building materials coordinate with other buildings on site, while introducing unique elements to avoid monotony.
 - C. The covered seating areas provide protection from the sun. Pedestrian connections are provided to 70th street, the building to the north as well as the adjacent building “I”.
 - D. The existing site is developed, this item is not applicable.
 - E. The proposed building colors and materials coordinate with other buildings on site, while introducing unique elements. Pedestrian connections are provided to 70th street, the building to the north as well as the adjacent building. The coffee shop is proposed in a developed center that contains uses that could benefit being within walking distance.
3. The proposed dual drive-through lanes will help to alleviate queuing back up into the drive aisle to the north and onto 70th street. Pedestrian connections are provided to 70th street, the building to the north as well as the adjacent building.
4. The proposed roof mounted equipment will be screened by the building parapets to the minimum height of the highest part of the unit.
5. The proposed building is not within the Downtown Area, this item is not applicable.
6. This criterion is not applicable.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, in considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.
 - *The applicant states the application for a new 1,900 square foot ground-up coffee shop with drive-through will comply with all applicable design guidelines and standards.*
 - *Staff finds that the proposal is consistent with the Design Standards and Policies Manual, Zoning Ordinance, and General Plan.*
2. The architectural character, landscaping and site design of the proposed development shall:
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
 - b. Avoid excessive variety and monotonous repetition;
 - c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
 - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
 - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
 - *The applicant states the proposed structure will take the place of an existing 2 story structure with a drive-through. The building design coordinates with the recently renovated buildings within the 7 Thousand Shea center by sharing their character by pulling from the established material and color palette. The atmosphere is family-friendly with a focus on creating genuine community relationships by intentionally engaging the neighborhood around them.*
 - *Staff finds that the proposed architectural design includes neutral desert colors, like Desert Gray, Dark Bronze, Midnight Black, Arctic White, and Cocoa, as well as a mix of building materials which aligns with the City's Design Guidelines and Sensitive Design Principles. The architecture utilizes Coronado Stone and standing seam metal roofing, which are design characteristics found throughout the surrounding shopping center that was recently renovated under case 25-DR-2018. In addition, the applicant worked with staff to include a full drive-through canopy with columns, in accordance with the Commercial Design Guidelines.*
3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.
 - *The applicant states the proposed dual drive-through lanes will help to alleviate queuing back up into the drive aisle to the north and onto 70th street. Pedestrian connections are provided to 70th street, the building to the north as well as the adjacent building.*
 - *Staff finds that the application integrates ten new parking spaces to serve the coffee shop, a landscaped and site wall screened drive-through wrapping around the west and south side of the building, and new pedestrian connections from the building entrance to existing sidewalks within the center.*

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
 - *The proposed roof mounted equipment is fully screened by building parapets. In addition, the SES room is recessed into the building plane per the Commercial Design Guidelines.*
5. Within the Downtown Area, building and site design shall:
 - a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
 - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
 - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
 - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
 - e. Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.
 - *This criterion is not applicable.*
6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
 - a. Accessibility to the public;
 - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
 - c. Location near the primary pedestrian or vehicular entrance of a development;
 - d. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
 - e. Location in conformance to standards for public safety.
 - *This criterion is not applicable.*

DEVELOPMENT INFORMATION

Zoning History

The site was annexed into the City in 1962 under Ordinance No. 165 with R1-35 Single-family zoning. In 1983, under case 39-ZN-1983, the site was rezoned to C-2 (C), Central Business (Conditional) zoning, to allow for the development of a shopping center.

Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. At the time of writing this report, staff has not received any public comment.

Context

The subject site is located northeast of the East Shea Boulevard and North 70th Street intersection. The site is a part of a larger shopping center that contains approximately 145,000 square feet of retail, restaurant, and office area.

Project Data

- | | |
|-----------------------------|---|
| • Existing Use: | Commercial building with drive-through |
| • Proposed Use: | Coffee shop with drive-through |
| • Parcel Size: | 364,300 square feet / 8.3 acre (net) |
| • Building Area: | 1,977 square feet |
| • Patio Area: | 368 square feet |
| • Building Height Allowed: | 36 feet (exclusive of rooftop appurtenances) |
| • Building Height Proposed: | 26 feet 4 inches (inclusive of rooftop appurtenances) |
| • Parking Required: | 486 spaces (entire center) |
| • Parking Provided: | 707 spaces (entire center) |
| • Open Space Required: | 59,638 square feet / 1.37 acre (entire center) |
| • Open Space Provided: | 107,133 square feet / 2.46 acre (entire center) |

**Stipulations for the
Development Review Board Application:
7000 E Shea Coffee Shop
Case Number: 30-DR-2020**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by HFA, with a city staff date of 1/21/21.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Vertical Design Studios, with a city staff date of 1/21/21.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Vertical Design Studios, with a city staff date of 1/21/21.
 - d. The case drainage report submitted by Cypress Civil and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report submitted by Cypress Civil and accepted by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable zoning case for the subject site was 39-ZN-1983.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.

3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.
4. With the final plans submittal, the property owner shall modify the project plans to demonstrate that SES equipment is fully recessed into the building elevation to the satisfaction of Planning final plans review staff.

SITE DESIGN:

Ordinance

- C. Future division of the subject parcel will require all properties to stand alone in terms of development standards or a PSD zoning district map amendment will be required to share zoning standards.

DRB Stipulations

5. All drive-thru lanes shall provide a minimum of 120 feet of queuing distance.
6. Sidewalks shall have a minimum width of 6 feet.

LANDSCAPE DESIGN:

Ordinance

- D. The property owner shall submit a Native Plant Inventory Plan, completed by an approved salvage company, for staff review and native plant permit issuance.

DRB Stipulations

7. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
8. Any landscape pots and/or raised landscape planters that are provided in a plaza area and pedestrian nodes shall be a minimum of 36 inches in diameter, of a sufficient depth to support the root system of the plants located in the pots/planters, and have an automatic irrigation system.

EXTRIOR LIGHTING:

Ordinance

- E. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward and have an integral lighting shield.
- F. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- G. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

9. Drive-through canopy and patio canopy lighting shall be fully recessed into the roof of the canopy and the fixture shall not protrude below the canopy.

10. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.
11. Incorporate the following parking lot and site lighting into the project's design:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.5 foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 10 foot-candles. All exterior luminaires shall be included in this calculation.
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.
 - d. The total lumen per luminaire shall not exceed 24,000 lumens.
 - e. All exterior lighting shall have a color temperature of 3000 Kelvin or less.

STREET INFRASTRUCTURE:

DRB Stipulations

12. All public sidewalks shall be gray colored concrete.
13. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match OSHA Safety Yellow, FED-STD-595C, 13591.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

14. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.

EASEMENTS DEDICATIONS:

DRB Stipulations

15. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
 - a. A sight distance easement, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, where a sight distance triangle(s) cross on to the property.
 - b. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain any portion of the public sidewalk in locations where the sidewalk crosses on to the lot.

ADDITIONAL ITEMS:

Ordinance

- H. Prior to the issuance of any permit, all parcels covered under the 2002 Covenant to Hold Parcel as One must be combined into one parcel per City requirements.



Zoning Aerial

30-DR-2020

City Notifications – Mailing List Selection Map

Black Rock Coffee

